



4 Gardenia Crescent, Nottingham - NG3 6JA

Guide Price £260,000

DavidJames
the estate agent



4 Gardenia Crescent

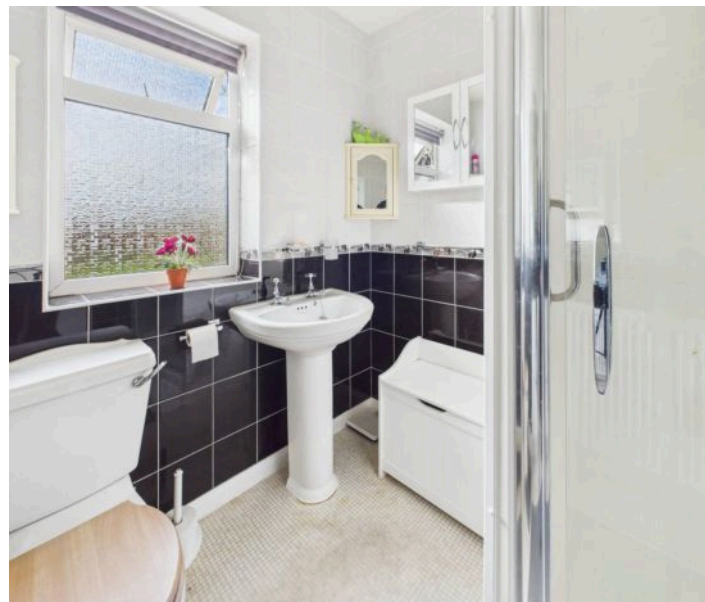
Nottingham, Nottingham

Available with no chain, this detached chalet-style home offers flexible accommodation close to excellent amenities and comprises a lounge, breakfast kitchen, conservatory, 3 beds and ample parking!

Council Tax band: C

Tenure: Freehold

- Chalet-style detached home
- Offered to the market with no upward chain
- Popular residential area close to transport links and both Mapperley and Carlton's nearby amenities
- Welcoming and bright lounge with a feature fireplace and large window
- Large and versatile conservatory with garden views and access
- Fitted kitchen with integrated cooking appliances and space for dining
- Three bedrooms (two first floor and one ground floor)
- Ground floor three-piece shower room with a double-width enclosure
- Southerly-facing and enclosed rear garden with lawn, a paved seating area and timber fencing
- Long block-paved driveway leading to a car port and a useful garage

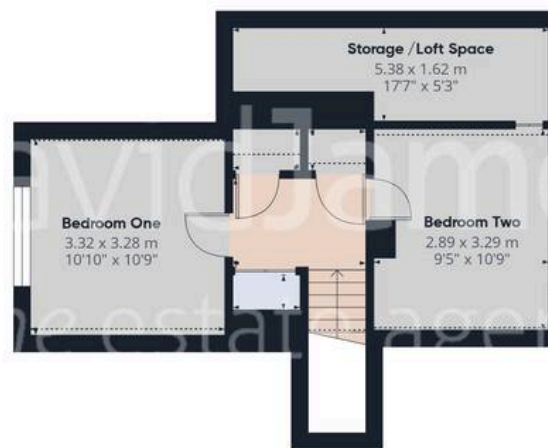




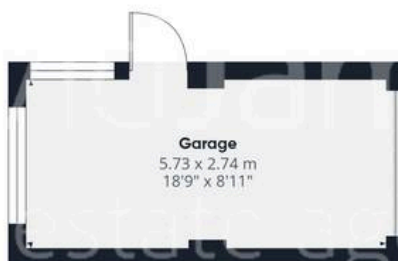




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

115.2 m²

1238 ft²

Reduced headroom

10.3 m²

111 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.